

IN RE: PETITION FOR VARIANCE
NW/Corner Reisterstown Road and
Rosewood Lane
(Garrison Forest Plaza)
4th Election District
3rd Council District

Garrison Forest Assoc. L.P., Owners;
Petco Animal Supplies, Inc., Lessees

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-257-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Garrison Forest Associates Limited Partnership, and the Contract Lessee, Petco Animal Supplies, Inc., through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a variance from Section 421.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing pet shop to be located 35 feet from a residential zone boundary line in lieu of the required 200 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Holly Day, Manager of the Petco store that is the subject of this request; Mitchell Kellman, a representative of Daft-McCune-Walker, Inc., the consultants who prepared the site plan for this property; and, Patricia A. Malone, Esquire, and David Richardson, Esquire, attorneys for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is located on the northwest corner of Reisterstown Road and Rosewood Lane in Pikesville. The property contains a gross area of 11.68 acres, more or less, split zoned B.M. and B.L.-A.S., and is improved with a strip shopping center known as Garrison Forest Plaza. The property has an extensive zoning history, which dates back to 1971. Recently, under Case No. 01-286-A, the undersigned granted

ORDER RECEIVED FOR FILING

Date

By

3/4/02
[Signature]

variance relief on October 4, 2001 to permit new signage on the subject property. Previously, on June 21, 1999 under Case No. 99-391-SPHA, this Zoning Commissioner granted special hearing relief to allow the abandonment of a previous special exception use and an amendment to the site plan granted in prior Case No. 94-187-X. Additionally, a parking variance was granted within that Order.

The Petitioners return before me for consideration of the business of one of its tenants, Petco Animal Supplies, Inc. As is commonly known, Petco specializes in the sale of supplies for pets and other domesticated animals. Apparently, the store has operated on the subject site since June 1, 2001; however, Petco recently applied for a holding facilities license with Baltimore County. During the review process for that license, it was determined that an insufficient setback existed from an adjacent D.R. zone line. Under Section 421.2 of the B.C.Z.R., which regulates this use, a pet shop must be located 200 feet from a residential zone line. In this case, only a 35-foot distance from the rear of the building is maintained.

There is no doubt that this regulation was adopted in order to reduce the impacts of the noise and odors commonly associated with a pet store from adjacent residential properties. Although Petco is a pet shop by definition, those factors do not exist in this case. In this regard, Petco does not sell nor keep cats or dogs on the property. Although some small animals are sold on the premises (i.e., birds, fish, hamsters, etc.), there are no barking dogs, cats, or other similar animals maintained on the property. Additionally, no animals are boarded on the site and no medical treatment is provided. There is a small grooming area; however, animals that are groomed are not kept overnight. In this regard, a floor plan of the property was submitted into evidence as Petitioner's Exhibit 2, which shows the predominant retail operation of the store and other accessory uses.

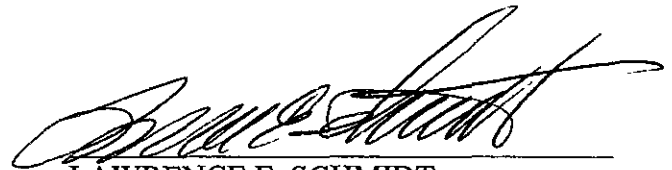
Based upon the testimony and evidence presented I am easily persuaded that the Petition for Variance should be granted. It is clear that the use has operated at this location without detrimental impact to adjacent properties. Moreover, upon due consideration of the evidence offered, I find that the Petitioners have met the requirements of Section 307 of the B.C.Z.R.

ORDER RECEIVED FOR FILING
Date 3/4/12
By [Signature]

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of March, 2002 that the Petition for Variance seeking relief from Section 421.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing pet shop to be located 35 feet from a residential zone boundary line in lieu of the required 200 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision shall be entered with thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 3/6/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 6, 2002

Patricia A. Malone, Esquire
David Richardson, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

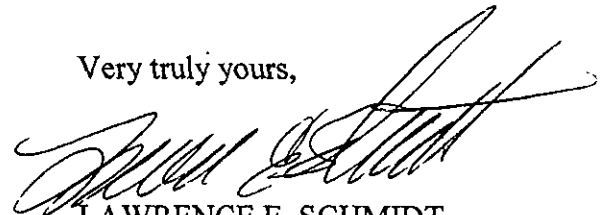
RE: PETITION FOR VARIANCE
NW/Corner Reisterstown Road & Rosewood Lane
(Garrison Forest Plaza)
4th Election District – 3rd Council District
Garrison Forest Assoc., L.P., Owners; Petco Animal Supplies, Inc., Lessees - Petitioners
Case No. 02-257-A

Dear Ms. Malone & Mr. Richardson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Holly Day, Petco Store, Garrison Forest Plaza
10383 Reisterstown Road, Owings Mills, Md. 21117
Mr. Bruce Levine, Director of Commercial Real Estate, Garrison Forest Assoc. LP
Hooks Village, 25 Hooks Lane, Suite 312, Baltimore, Md. 21208
Mr. Gary L. Graham, V.P. of Real Estate, Petco Animal Supplies, Inc.
9125 Rehco Road, San Diego, CA 92121
People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 10383 Reisterstown Road

which is presently zoned BM, BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) Variance from Section 421.2 of the Baltimore County Zoning Regulations to permit a pet shop to be located 35 feet from a residential zone boundary line in lieu of the required 200 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at Hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

PETCO ANIMAL SUPPLIES, INC.

Name - Type or Print Gary L. Graham
 Signature Gary L. Graham
 Gary L. Graham, V.P. of Real Estate
 9125 Rehco Road
 Address
 San Diego CA 92121
 City State Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire

Name - Type or Print Robert A. Hoffman
 Signature Robert A. Hoffman
 Venable, Baetjer and Howard, LLP
 Company
 210 Allegheny Avenue (410) 494-6200
 Address Telephone No.
 Towson MD 21204
 City State Zip Code

Legal Owner(s):

GARRISON FOREST ASSOCIATES LIMITED PARTNERSHIP

Name - Type or Print Bruce D. Levine
 Signature Bruce D. Levine
 Bruce Levine, Dir. of Commercial Real Estate
 Name - Type or Print

Signature Hooks Village
 25 Hooks Lane, Suite 312 (410) 486-0800
 Address Telephone No.
 Baltimore MD 21208
 City State Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire
 Name
 210 Allegheny Avenue (410) 494-6200
 Address Telephone No.
 Towson MD 21204
 City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1

UNAVAILABLE FOR HEARING
 Reviewed By SRA Date 12-14-01

ORDER RECEIVED FOR FILING
 Date 3/6/02
 By [Signature]

Case No. 02-257-A

REV 9/15/98



Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
<http://www.dmw.com>
410 296 3333
Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals

Description
to Accompany Petition for Variance
Petco at the
Garrison Forest Shopping Center
Northeast Side of Reisterstown Road
Northwest Side of Rosewood Lane

Fourth Election District, Baltimore County, Maryland

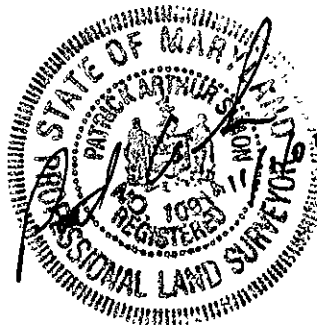
Beginning for the same at the end of the second of the two following courses and distances, measured from the intersection of the centerline of Reisterstown Road (variable width) with the centerline of Rosewood Lane (60 feet wide), viz: (1) Northeasterly 50 feet, more or less, along the centerline of Rosewood Lane, and thence (2) Northwesterly 30 feet, more or less, to the point of beginning, thence leaving said point of beginning and binding on the northeast side of Reisterstown Road for the following five courses and distances, viz: (1) South 87 degrees 17 minutes 35 seconds West 11.24 feet, thence (2) North 47 degrees 29 minutes 45 seconds West 526.66 feet, thence (3) South 41 degrees 55 minutes 44 seconds West 7.00 feet, thence (4) North 47 degrees 46 minutes 05 seconds West 306.47 feet, and thence (5) North 47 degrees 53 minutes 15 seconds West 143.52 feet to the northeast side of Owings Mills Boulevard, thence binding thereon the following four courses and distances, viz: (6) North 32 degrees 08 minutes 05 seconds East 16.51 feet to a point of nontangency, thence (7) Northeasterly by a line curving to the left with a radius of 1195.92 feet for a distance of 74.22 feet (the arc of said curve being

subtended by a chord bearing North 36 degrees 16 minutes 19 seconds East 74.21 feet) to a point of curvature, thence (8) Northeasterly by a line curving to the left with a radius of 1748.87 feet for a distance of 98.40 feet (the arc of said curve being subtended by a chord bearing North 32 degrees 52 minutes 58 seconds East 98.39 feet) to a point of curvature, thence (9) Northeasterly by a line curving to the left with a radius of 1748.87 feet, for a distance of 297.20 feet (the arc of said curve being subtended by a chord bearing North 26 degrees 24 minutes 10 seconds East 296.84 feet) to a point of nontangency, and thence (10) North 32 degrees 08 minutes 05 seconds East 24.79 feet, thence (11) South 47 degrees 47 minutes 46 seconds East 1095.90 feet to the southwest side of Rosewood Lane, thence binding thereon the following two courses and distances, viz: (12) South 43 degrees 56 minutes 44 seconds West 56.91 feet, and thence (13) South 41 degrees 55 minutes 44 seconds West 428.06 feet to the point of beginning; containing 11.68 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

November 1, 2001

Project No. 01099 (L01099)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

02-257-A
No. 08199

DATE 12-14-01 ACCOUNT R001006-6150

AMOUNT \$ 250⁰⁰

RECEIVED FROM: PETCO

FOR: COMMERCIAL VARIANCE 250⁰⁰

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

507

PAID RECEIPT

PAYMENT ACTUAL TIME
12/14/2001 12/14/2001 11:26:33
RIG 0304 CASHIER D00L DMD DRAWER 2
RECEIPT # 168522 OFLN
Dept 5 528 ZONING VERIFICATION
CH NO. 008199

Recpt Tot 250.00
250.00 OK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-257-A
10383 Reisterstown
NE/S of Reisterstown Road,
corner NW/S of Rosewood Ln.
3rd Election District
4th Councilmanic District
Legal Owner(s): Bruce Levine
Contract Purchaser: Gary L.
Graham

Variance: to permit a pet shop to be located 35 feet from a residential zone boundary line in lieu of the required 200 feet.

Hearing: Wednesday, February 13, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/1/797 Jan. 29 C517585

CERTIFICATE OF PUBLICATION

1/31/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/29/2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No : 02-257-A

Petitioner/Developer: PETCO, ETAL
UBH - AMY DONTELL

Date of Hearing/Closing: 2/13/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens GEORGE ZAHNER

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at ONSITE #10383

REISTERSTOWN RD

The sign(s) were posted on

1/27/02

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 1/29/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

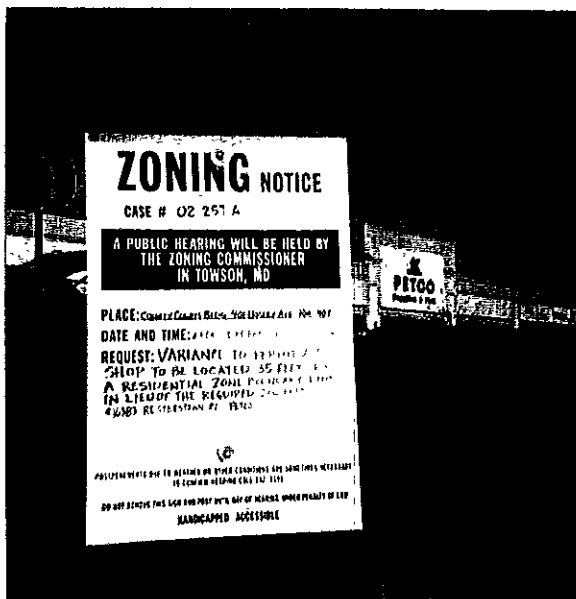
HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

Post-it® Fax Note	7671	Date	# of pages
To	ZONING	From	O'KEEFE
Cell Dept.	BETTY	Co.	
Phone #	6	Phone #	
Fax #	887-3468	Fax #	



UBH 2/13/02
#10383 REISTERSTOWN RD 2/13/02

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-257-A
Petitioner: PETCO ANIMAL SUPPLIES, INC.
Address or Location: 10383 REISTERSTOWN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: AMY DONTILL
Address: 210 ALLEGHENY AVENUE
TOWSON MARYLAND 21204
Telephone Number: (410) 494-6244

Revised 2/20/98 - SCJ

02-257-A .

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 29, 2002 Issue – Jeffersonian

Please forward billing to:

Amy L Dontell
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

410 494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-257-A

10383 Reisterstown

NE/S of Reisterstown Road, corner NW/S of Rosewood Lane

3rd Election District – 4th Councilmanic District

Legal Owner: Bruce Levine

Contract Purchaser: Gary L Graham

Variance to permit a pet shop to be located 35 feet from a residential zone boundary line in lieu of the required 200 feet.

HEARING: Wednesday, February 13, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 16, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-257-A
10383 Reisterstown
NE/S of Reisterstown Road, corner NW/S of Rosewood Lane
3rd Election District – 4th Councilmanic District
Legal Owner: Bruce Levine
Contract Purchaser: Gary L. Graham

Variance to permit a pet shop to be located 35 feet from a residential zone boundary line in lieu of the required 200 feet.

HEARING: Wednesday, February 13, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon GJZ
Director

C: Robert A Hoffman, Venable Baetjer & Howard, 210 Allegheny Avenue,
Towson 21204
Amy L Dontell, Venable Baetjer & Howard, 210 Allegheny Avenue, Towson 21204
Bruce Levine, Garrison Forest Associates, Hooks Village, 25 Hooks Lane,
Suite 312, Baltimore 21208
Gary L Graham VP, Petco Animal Supplies Inc, 9125 Rehco Road,
San Diego CA 92121

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 29, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 8, 2002

Robert A Hoffman Esquire
Venable Baetjer & Howard
210 Allegheny Avenue
Towson MD 21204

Dear Mr. Hoffman:

RE: Case Number: 02-257-A, 10383 Reisterstown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 14, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bruce Levine, Garrison Forest Associates Limited Partnership, Hooks Village,
25 Hooks Lane, Suite 312, Baltimore 21208
Gary L Graham VP, Petco Animal Supplies Inc, 9125 Rehco Road,
San Diego CA 92121
People's Counsel

Come visit the County's Website at www.co.ba.md.us




Printed with Soybean Ink
on Recycled Paper

Ho
2/13

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** February 7, 2002
Department of Permits & Development Mgmt.

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, 242, 243, 244, 245,
247, 248, 249, 250, 253, 254, 255,
256, 257, 258, 259, and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
253, 254, 256, 257, 258, 259, 260, and 262

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

hs
2/13

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor *TT*

DATE: February 13, 2002

157 158 159

SUBJECT: NO COMMENTS FOR ZONING ITEMS:

78, 243, 244, 245, 247, 249, 251, 253, 254, 257, 259

Zoning Advisory Committee Meeting of January 14, 2002

LO AV
2/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 23, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-241, 02-250, & 02-257

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC

JAN 24



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 257

JRA

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 147. are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
10383 Reisterstown Road, NE/S Reisterstown Rd,
Cor NW/S Rosewood Ln
3rd Election District, 3rd Councilmanic

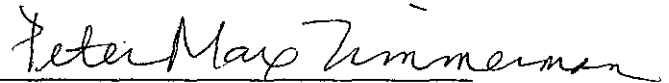
Legal Owner: Garrison Forest Assoc. LP
Contract Purchaser/Lessee: Petco Animal Supplies, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-257-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



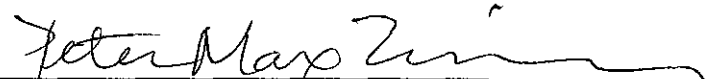
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 23rd day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner(s).



PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Patricia A. Malone

Holly Day

DAVID RICHARDSSON

Mitch Kellman

210 Allegheny Avenue 21204

10383 Reiderstown Rd 21117

210 ALLEGHENY AVE 21204

200 E Pennsylvania Ave 21206





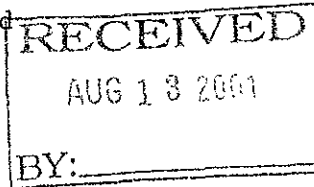
Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

July 23, 2001

(410) 887-3616

Petco # 1715
10383 Reisterstown Road
Owings Mills Md 21117



Re: Pet Shop. 1715 Owings Mills
PM Robert Murphy

Dear Sir:

Thank you for submitting your application for a holding facility license. After reviewing your form, the Zoning office has denied approval, at this time, because of the following reason(s):

_____ A Special Exception Zoning hearing is needed.

_____ A Holding Facility is not allowed in this zone.

_____ Proof of nonconforming use (date of origin of use and proof of continuous use) is needed.

_____ This property cannot meet 200 feet setback requirement for this use in this zone.

_____ A site plan (drawing showing required setback to property lines) is needed.

_____ More information is needed, in order to continue the review process.

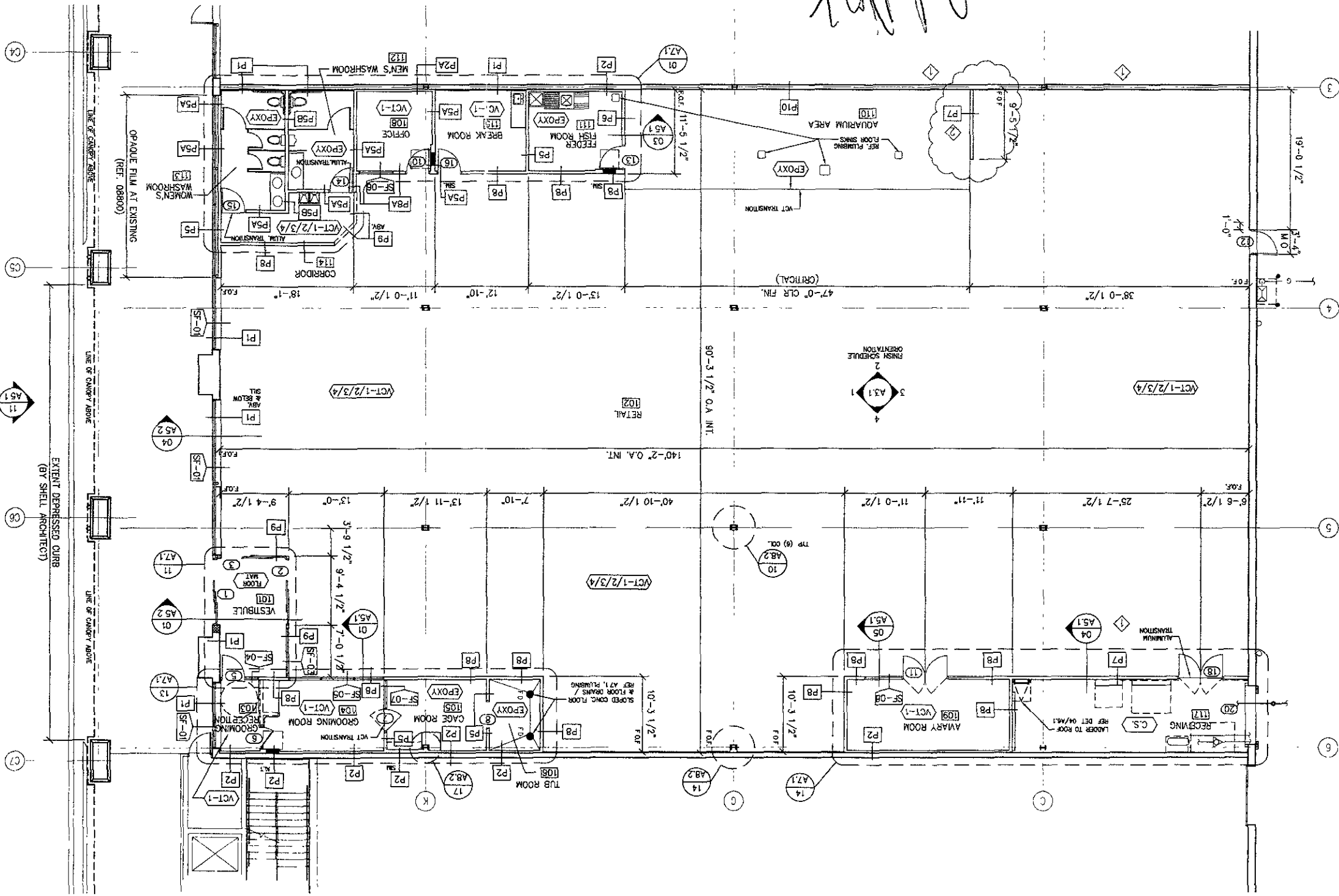
☒ Other: Insufficient setbacks from D.R. Zone Line. A variance is required for Zoning Approval.

Therefore, we must deny your application at this time. If you have any questions regarding the above denial, please contact the Zoning Office at 410-887-3391.

Sincerely,

Deborah L. Kendall, Supervisor
Miscellaneous Permits & Licenses



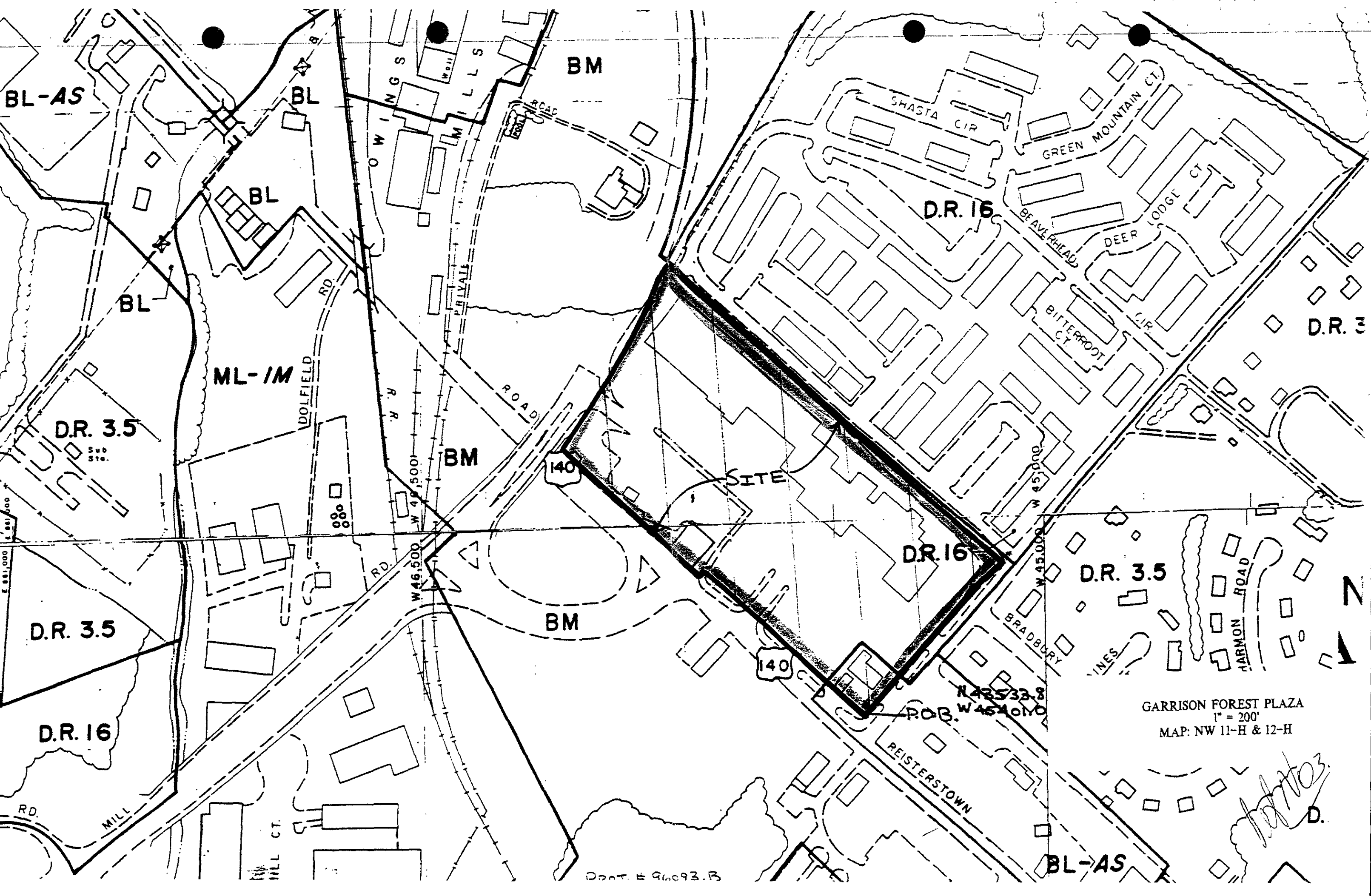


1. KEY ASSUMPTIONS WITH CORRELATIONS CONSIDERED OR EXISTING
CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTING THE
REASON(S) IMMEDIATELY OR CONCEPTUALLY DISCREPANCIES USING THE
"CONTRACTOR REQUEST FOR INFORMATION" FORM AND SUPPLEMENTARY
CONTRACTOR DETAILS AS REQUIRED.

2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM
COORDINATE DATUM/LEVEL-BASED FINISH FLOOR ELEVATION. THE CONTRACTOR MUST
SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS (IF ANY).

3. FLOOR TRANSITIONS PROVIDE NOT TRANSITION STRIP, OR ALUMINUM
TRANSITION (08770) WHERE SHOWN.

[illegible][illegible]



BL-AS

BL

BL

BL

ML-1M

D.R. 3.5

D.R. 3.5

D.R. 16

BM

BM

BM

D.R. 16

D.R. 16

D.R. 3.5

D.R. 3

GARRISON FOREST PLAZA
1" = 200'
MAP: NW 11-H & 12-H

BL-AS

Doc. # 96093.B

